



Town of Lancaster

TOWN PLANNING BOARD
21 Central Avenue
Lancaster, New York 14086

December 1, 2021

Planning Board Members:

Neil Connelly, Chairman
Rebecca Anderson
Anthony Gorski
Joseph Keefe
Stanley Jay Keysa III
Lawrence Korzeniewski

Town Board Members:

Ronald Ruffino, Sr., Supervisor
Adam Dickman
Robert Leary
David Mazur
Mike Wozniak

Engineering Consultant:

Ed Schiller, Wm. Schutt & Associates

Town Attorney:

Kevin E. Loftus

Town Highway Superintendent:

Daniel J. Amatura

Building & Zoning Inspector:

Matthew Fischione

Gentlemen/Ladies:

Enclosed is a draft copy of the minutes of a meeting of the Planning Board of Lancaster which was held December 1, 2021. Please review it for errors and completeness. These minutes will not become final until approved at a subsequent Planning Board meeting, and may be amended before approval.

Sincerely yours,

Neil R. Connelly
Planning Board Chairman

NRC:cm

Encl.

A meeting of the Planning Board of the Town of Lancaster, Erie County, New York was held at Town Hall, 21 Central Avenue, Lancaster, NY, on the 1st day of December 2021 at 7:00 P.M. and there were present:

PRESENT: Neil Connelly, Chairman
Rebecca Anderson, Member
Anthony Gorski, Member
Joseph Keefe, Member
Stanley Jay Keysa III, Member
Lawrence Korzeniewski, Member

EXCUSED: None

ABSENT: None

ALSO PRESENT: None

Town Board Members: Councilman Dave Mazur
Councilman Mike Wozniak

Other Elected Officials: None

Town Staff: Emily Orlando, Deputy Town Attorney
Ed Schiller of Wm. Schutt & Assoc.
Matt Fischione, Code Enforcement Officer
Cynthia Maciejewski, Recording Secretary

Meeting called to order by Chair Connelly at 7:00p.m.

Pledge of Allegiance led by Chair Connelly.

Minutes-A motion was made by Lawrence Korzeniewski to approve the minutes from the November 17, 2021 Planning Board Meeting. Motion seconded by Joseph Keefe.

Roll call as follows:

Chairman Connelly-Yes

Stanley Jay Keysa III-Yes

Rebecca Anderson-Yes

Lawrence Korzeniewski-Yes

Anthony Gorski-Yes

Joseph Keefe-Yes

Motion carried.

The Harassment Prevention Attestations are due before 12/31/21.

There is virtual training available on January 4th from 5-7pm, topic is an Overview of the Planning Board.

There is a Public Hearing scheduled for December 6, 2021 regarding the Rezone Petition for 4781 Transit Road during the Town Board meeting.

TOWN OF LANCASTER PLANNING BOARD
COMMUNICATIONS FOR DECEMBER 1, 2021

- 12.01.01 SEQR response dated 11/16/21 from the Erie County DPW regarding the proposed Car Wash at Walden and Central Avenues.
- 12.01.02 Letter of Map Revision for Town of Lancaster, NY, Case No. 20-02-1556P.
- 12.01.03 ZBA minutes from the meeting of 11/18/21.
- 12.01.04 Notice of Annual Sexual Harassment Prevention Training to be completed by 12/31/21.
- 12.01.05 Letter dated 11/22/21 from Jason Burford, Greenman-Pedersen, Inc., representing Adam's Nursery, indicating their intention to install a pole barn storage building.
- 12.01.06 Notice of Public Hearing to be held 12/06/21 at 7:15 P.M. for the rezone petition for 4781 Transit Rd.
- 12.01.07 Notice of Public Hearing to be held 12/06/21 at 7:15 P.M. for the Special Use Permit for the Telecommunication Tower Co-Location 6495 Transit Rd.
- 12.01.08 Comment letter dated 11/30/21 from Matt Fischione, Code Enforcement Officer, regarding the proposed Shop and Storage Site Plan Review, 5841 Genesee St.
- 12.01.09 Letter dated 11/29/21 from Ed Schiller, Town Engineer, with comments regarding Adam's Farms Storage Building.

SITE PLAN REVIEW – PROJECT #2131, NATIONAL GRID EMERGENCY RESPONSE FACILITY, S.B.L. #105.00-2-27, LOCATED AT 295 CEMETERY ROAD. 55,000 SQ FT SINGLE STORY PRE-ENGINEERED METAL BUILDING ASPHALT PAVEMENT, STONE OUTSIDE STORAGE AREA, SITE LIGHTING & LANDSCAPING ON VACANT PROPERTY, DEVELOPMENT INCLUDES PRIVATE FIRE-SERVICE, SURFACE PARKING LOT, AND DRAINAGE IMPROVEMENTS.

Chris Streng and Tom Barrett of Kulback's Const. and Andy Marino of Tredo Engineers presented the project which will require a 200' stone driveway to stage the delivery of the building. Currently there is a 50' driveway of stone to be added to. Additional materials for the building will be stored on Kulback property adjacent to the project. The stone driveway is in the same location as the future permanent driveway.

There are outstanding items for this project which include:

1. Erie County approvals from Sewer, Water and Highway
2. Wetlands letter and Letter of Determination from DEC
3. Plan B is not provided based on wetland determination
4. Storm water agreement
5. Deed description not yet seen by legal (S.B.L. number and lot descriptions)
6. Storm water calculations need some editing

The applicant is proposing not to disturb the wetlands. The wetlands have not yet been determined which will then dictate the location of the storage area. The storage area will be reduced if necessary. 2.8 acres of wetlands are included in the request to the DEC. An amendment to this site plan would be necessary if the 2.8 acres did have wetlands determined on it.

DETERMINATION

A motion was made by Anthony Gorski to table the project to a future meeting. Motion seconded by Lawrence Korzeniewski.

Roll call as follows:

Chairman Connelly-Yes

Stanley Jay Keysa III-Yes

Rebecca Anderson-Yes

Lawrence Korzeniewski-Yes

Anthony Gorski-Yes

Joseph Keefe-Yes

Motion carried.

SITE PLAN REVIEW- PROJECT #5028, ADAM'S FARMS STORAGE BUILDING, S.B.L. #94.00-2-6.112, LOCATED AT 5799 GENESEE STREET. DEMOLITION OF EXISTING POLY GREENHOUSES AND CONSTRUCTION OF A NEW POLE BARN STORAGE BUILDING 54'X128'.

Steve Bedford, Owner of Adam's Nursery presented the project which is being built to house the landscape business. Space is currently being rented to house the business. Fill is being removed from a pond that was dug previously. The new pole barn will be 160' off the south property line, 240' off of the east property line and 35' off the edge of the pond. Two deteriorated green houses will be removed which reduces the impervious surface. At the completion of this project, an as built survey is required. SEQR needs to be coordinated and the review could be done at the same future meeting as the site plan review.

DETERMINATION

A motion was made by Chair Connelly to table this project to a future meeting. Motion seconded by Rebecca Anderson.

Roll call as follows:

Chairman Connelly-Yes

Rebecca Anderson-Yes

Anthony Gorski-Yes

Stanley Jay Keysa III-Yes

Lawrence Korzeniewski-Yes

Joseph Keefe-Yes

Motion carried.

SITE PLAN REVIEW – PROJECT #2129, PROPOSED SHOP & STORAGE S.B.L. #94.00-2-11.11, LOCATED AT 5841 GENESEE STREET. CONSTRUCTION OF 13 STORAGE UNIT BUILDINGS, A STORAGE OFFICE BUILDING AND 4 WAREHOUSE/SHOP/OFFICE BUILDINGS. CONSTRUCTION WILL ALSO INCLUDE A STORM WATER MANAGEMENT SYSTEM, UTILITY IMPROVEMENTS AND A TOTAL OF 42 PARKING SPACES.

Chris Wood of Carmina Wood Morris presented the 42 acre parcel of which 8 acres will be developed. The property is west of the Tops Distribution Center and zoned Light industrial. A Special Use Permit has been applied for the public use portion of storage. There is a 50' buffer to Brazen Brewery which is partially treed. The driveway will be pulled off further from the property line to accommodate the brewery.

The front of the 48 acre parcel has an outparcel noted that will not be split off but is reserved for future development. The outparcel will need to conform with access management and its connection will utilize the same driveway. The storm water facility is sized to accommodate the out parcel.

The elevation of the buildings and the floorplans of the public spaces need to be submitted. There is a SHPO letter coming due to the archeologically sensitive area.

There is a wetland delineation in the rear and the flood plane is quite a distance at the south end. SEQR needs to be coordinated on this project and the review could be done at the same future meeting as the site plan review.

DETERMINATION

A motion was made by Chair Connelly to table the project to a future meeting. Motion seconded by Stanley Keysa.

Roll call as follows:

Chairman Connelly-Yes

Rebecca Anderson-Yes

Anthony Gorski-Yes

Stanley Jay Keysa III-Yes

Lawrence Korzeniewski-Yes

Joseph Keefe-Yes

Motion carried.

REZONE PETITION – 338 HARRIS HILL ROAD, S.B.L. #82.04-1-1.11. REZONE OF PROPERTY TO CORRECT EXISTING MISCLASSIFICATION THAT RENDERED THE PROPERTY NON-CONFORMING. MINOR EXTERIOR IMPROVEMENTS/ALTERATIONS FOLLOWING REZONING.

Jeff Palumbo of Barclay Damon presented the proposal to rezone English Village Station to a Multi Family Use from a Commercial Use. At this time there is very little demand for commercial office space. This is actually a less intensive zoning and makes sense to correct the misclassification. The property needs sprucing up due to age and after that is done the property will be an asset and benefit to the Town.

A public hearing is scheduled by the Town Board and the SEQR needs to be reviewed at a future meeting.

The Planning Board can make a recommendation of the rezone and conduct the SEQR at a future

meeting and after the Town Board conducts the Public Hearing.

DETERMINATION

A motion was made by Chair Connelly to table the project to the 1/5/22 Planning Board meeting and recommend the Town Board schedule the Public Hearing. Motion seconded by Joseph Keefe.

Roll call as follows:

Chairman Connelly-Yes

Stanley Jay Keysa III-Yes

Rebecca Anderson-Yes

Lawrence Korzeniewski-Yes

Anthony Gorski-Yes

Joseph Keefe-Yes

Motion carried.

OTHER ITEMS DISCUSSED:

There are a few projects currently under review and construction on the west side of Transit Road. Ed Schiller does receive notification on these projects and has put the housing development near Pleasant View Dr. on notice regarding water issues.

Cheektowaga has developments across from Forest View Restaurant and adjacent to Daves Christmas Store and across from Basil Chevrolet.

Residents of Michael Anthony have requested a traffic signal which would require a traffic study. This area of Transit Road is quite busy due to these and other projects. Interconnectivity of a few parcels would be helpful but could not be forced onto the property owner unless they submitted a site plan for a change to their property.

Theo's Place on Transit Road, near Depew High School project approval has lapsed and an application for an extension of the approval has been applied for.

The DOT work on Transit Road from French Road to Wehrle Drive is slated for Spring of 2023.

An update is needed regarding the driveway gate that is restricting access from Peppermint Road to the Fox Valley Country Club from the Attorney's Office.

A meeting was held regarding the William Street improvements. Three options were presented for public review.

The truck routes were submitted to the DOT for approval and once approval is granted the signs can be installed and enforced.

American Planning Webinar regarding the cannabis topic. The suggestions is to look at from a zoning prospective and follow the path of a liquor license regarding distancing from schools and churches. Commercial districts allow for the sale of a licensed material.

Motion made by Chair Connelly at 8:01p.m. and seconded by Anthony Gorski to adjourn the meeting.

Motion carried.

PLANNING BOARD MEETING SCHEDULE FOR 2022

	<u>Meeting Date</u>	<u>Submission Date</u>
January	5, 2022	Dec. 14, 2021
	19, 2022	Dec. 28, 2021
February	2, 2022	Jan. 11, 2022
	16, 2022	Jan. 25, 2022
March	2, 2022	Feb. 8, 2022
	16, 2022	Feb. 22, 2022
April	6, 2022	March 15, 2022
	20, 2022	March 29, 2022
May	4, 2022	April 12, 2022
	18, 2022	April 26, 2022
June	1, 2022	May 10, 2022
	15, 2022	May 24, 2022
July	6, 2022	June 14, 2022
	20, 2022	June 28, 2022
August	3, 2022	July 12, 2022
	17, 2022	July 26, 2022
September	7, 2022	Aug. 16, 2022
	21, 2022	Aug. 30, 2022
October	5, 2022	Sept. 13, 2022
	19, 2022	Sept. 27, 2022
November	2, 2022	Oct. 11, 2022
	16, 2022	Oct. 25, 2022
December	7, 2022	Nov. 15, 2022
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